

TOWN OF NORTH ANDOVER
OFFICE OF
BOARD OF SELECTMEN
120 MAIN STREET
NORTH ANDOVER, MASSACHUSETTS 01845

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WHEREAS, the Town of North Andover has determined there is a strong need for ensuring development preferences relative to the types of housing, its location, density and scale are located throughout the Town;

WHEREAS, The Town of North Andover must calibrate the rate and amount of residential development with the town's ability to provide services;

WHEREAS, the Town of North Andover's existing residential zones should be re-examined for feasibility for the promotion of a variety of housing needs;

WHEREAS, the Town of North Andover has a need to encourage negotiated residential development in order to foster creativity, appropriate use of land, a sense of community and the highest quality projects with the maximum attainable public benefits for the town;

WHEREAS, the Town of North Andover has a need to form a Housing Partnership Committee to review the zoning map and make recommendations for targeted [area-specific] housing development, housing redevelopment and re-use strategies that include higher-density housing, where implementation involves a combination of zoning, public and private investment.

WHEREAS, the Town of North Andover has a need to promote the development of a variety of housing types, and increase the amount of housing available to households of income levels at 80% of the area wide median steadily over the next ten years.

SO HEREBY A HOUSING PARTNERSHIP COMMITTEE IS ESTABLISHED within the Town of North Andover. Said Task Force shall:

- a. Consist of SEVEN members appointed by the Board of Selectmen of which at least one member should also be a member from the following town committees
 - One member of the Planning Board
 - One member of the Zoning Board of Appeals
 - One member of the Conservation Commission
 - One member of the Housing Authority
 - Housing Authority Director
 - Three citizens

The Town's Director of Community Development and Services and the Town Planner shall Serve as ex officio members of the Task Force.

- b. Be a Committee that is permanent and shall meet once a month until such a time as determined by the Board of Selectmen that all of the below tasks have been completed.
- c. Make recommendations to the Board of Selectmen on the following:
 - i. Review town-owned parcels of land and determine parcels that are developable for affordable housing and take the necessary steps to place housing on it.
 - ii. Review 40B proposals and make formal recommendations to the Zoning Board of Appeals.
 - iii. Develop an outreach program to educate local residents about the need for affordable housing and inform them of available housing opportunities.

- iv. Explore and implement utilization of long-range housing tools, such as creation of a non-profit [such as Community Land Trusts for Affordable Housing, etc.], fundraising, creative zoning [i.e. incentive zoning, mixed-use development, accessory apartment amnesties], etc.
 - v. Review and implement as many of the strategies identified in the North Andover Housing Commission Housing Strategy [attached] as possible.
- d. Report back to the Board of Selectmen with its findings within 180 days of the appointment of the Committee by the Board of Selectmen; report back bi-annually subsequent to that.

